



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr M Herber**
Town Clerk: **Clare Evans**

Tel: 01582 708540
e-mail: info@houghtonregis-tc.gov.uk

Date: 2nd March 2026

To: Members of the Planning Committee

Cllrs: M Herber (Chair), E Billington, E Cooper, Y Farrell, D Jones, C Slough, D Taylor

(Copies to other Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on **Monday 9th March 2026 at 7.00pm.**

Members of the public who wish to attend the meeting may do so in person or remotely through the meeting link below.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

Clare Evans
Town Clerk

THIS MEETING MAY BE RECORDED¹

Agenda

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

¹ *This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>*

Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

The use of images or recordings arising from this is not under the Council's control.

3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

4. MINUTES

To approve the Minutes of the meeting held on the 16th February 2026.

Recommendation: To approve the Minutes of the meeting held on 16th February 2026 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/26/00085/FULL \(click for more details\)](#)

Change of Use from (C3) Dwelling to (C2) Residential Childrens Care Home
15 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UQ

[CB/26/00468/RM \(click for more details\)](#)

Reserved Matters following Outline Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Approval of access, appearance, landscaping, layout and scale for 236 dwelling units
Phase 4, Parcels 2 and 3, Houghton Regis North Site 1, Houghton Regis, Bedfordshire

For noting

[CB/26/00360/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/23/03448/FULL (Revised scheme: Demolition of existing outbuildings whilst retaining the existing dwelling. Erection of 26 dwellings with access road and sewers.) Amendment sought to the wording of condition 3 to remove reference to the works beyond the immediate raised table. This is replaced by a variation of the S106 to

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|--|--|
| | <p>add an obligation to pay a sum of £10,000 towards further traffic calming measures on the Bedford Road corridor Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP</p> |
| <p>CB/26/00325/DOC (click for more details)</p> | <p>Discharge of Conditions 7,8 & 24, against planning permission ref. CB/24/00059/FULL (Proposed demolition of existing buildings and redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works.) Unit 1, Humphrys Road, Dunstable, LU5 4TP</p> |
| <p>CB/26/00511/NMA (click for more details)</p> | <p>Non-material amendment to planning permission CB/25/01728/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Reserved matters sought for appearance only to bandstand Amendment Sought: Amendment to the bandstand roof. Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis</p> |
| <p>CB/26/00445/TDM (click for more details)</p> | <p>Telecommunications Determination Masts: Erection of a 20m monopole c/w 6 antennas, 3 RRUs, 3 cabinets, 10 paving slabs with ancillary development Land at Houghton Regis Car Park, Parkside Drive, Houghton Regis, Bedfordshire, LU5 5RD</p> |
| <p>CB/26/00411/GPDE (click for more details)</p> | <p>Prior Notification of Householder Extension: Single storey rear extension, 5m beyond the rear wall of the original dwelling, maximum height of 2.90m & 2.90m to the eaves 21 Hinton Walk, Houghton Regis, Dunstable, LU5 5RB</p> |
| <p>CB/26/00349/DOC (click for more details)</p> | <p>Discharge of Conditions 8 and 29, against planning permission ref. CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom;</p> |

data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Parcel 3A, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/26/00544/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Amendment sought: Non-material amendment to amend the plots that are M4(2) compliant, to formalise the accessibility and ensure that it aligns with delivery on site.

[CB/26/00616/DOC \(click for more details\)](#)

Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis Discharge of Conditions 8 and 29 against planning permission ref. CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Parcel 7 and 8, Linnere, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

(b) Decision Notices

Permissions/Approvals/Consents:

[CB/25/01963/FULL \(click for more details\)](#)

Erection of single storey timber frame rear extension to create a storage area and a covered sitting area, with new door, and steel corrugated roofing
8 Ashington Way, Houghton Regis, Dunstable, LU5 6RQ

Refusals:

None at time of going to print.

Withdrawals:

[CB/25/01901/FULL \(click for more details\)](#)

Erection of 5 commercial units (Class E(g)(iii), B2 and B8) with associated access from Bedford Road, car parking, service yards, drainage and landscaping.
Land Rear Of Cresswell Edge and Seaton Crescent, Seaton Crescent, Houghton Regis

6. PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications has been received for consultation and fall within delegated authority. In accordance with the Committee's Terms of Reference, this item does not require discussion unless a member has requested it be referred to committee. It is therefore recommended for approval.

[CB/26/00351/FULL \(click for more details\)](#)

Erection of a single storey side extension, with roof lights
194 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JE

7. CB/25/02246/FULL: WHELANS FARM, THE BUNGALOW, BEDFORD ROAD, HOUGHTON REGIS LU5 6JS

Pages 14 – 15

Members will find attached notification of amendments from Central Bedfordshire Council advising of revisions that have been received in relation to CB/25/02246/FULL.

Recommendation: To consider the revisions received from Central Bedfordshire Council in relation application CB/25/02246/FULL and to consider comments for submission to Central Bedfordshire Council.

8. CB/25/03234/RM: LOCATION: PARCELS 7 & 8 IN AREA 4 AT LINMERE, HOUGHTON REGIS NORTH, DUNSTABLE

Pages 16 - 18

Members will find attached notification of amendments from Central Bedfordshire Council advising of revisions that have been received in relation to CB/25/03234/RM.

Recommendation: To consider the revisions received from Central Bedfordshire Council in relation to application CB/25/03234/RM and to consider comments for submission to Central Bedfordshire Council.

9. 500MW BESS AT LUTON ROAD, CHALTON (CB/25/01098/FULL)

Pages 19 - 26

HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 16th February at 7.00pm

Present: Councillors: M Herber Chairman
E Billington
E Cooper
Y Farrell
D Jones
C Slough

Officers: Louise Senior Head of Democratic Services
Amanda Samuels Administration Officer

Public: 0

Apologies: Councillors: D Taylor

Also present: T McMahon (virtual)

13520 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Taylor.

13521 QUESTIONS FROM THE PUBLIC

None. Members agreed to address an issue relating to Cllr McMahon under relevant agenda item.

13522 SPECIFIC DECLARATIONS OF INTEREST

None.

13523 MINUTES

To approve the Minutes of the meeting held on the 5th January 2026

Resolved: To approve the Minutes of the meeting held on 5th January 2026 and for these to be signed by the Chairman.

13524 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/26/00042/FULL](#) Erection of two semi-detached dwellings
[\(click for more details\)](#) Midway Cottage, Bedford Road, Houghton Regis, Dunstable,
LU5 6JP

Comments: Members had previously refused application CB/24/01770/FULL relating to this site. It appeared, however, that all issues had subsequently been addressed.

Members raised one point of concern regarding the Design and Access Statement which had been submitted to CBC. The statement referenced the redesign of the immediate area of the gates to accommodate the parking bay move; however, the application for this redesign had been withdrawn. It appeared the applicant was unaware of this, and Members were unclear what work was proposed on the site.

Houghton Regis Town Council raised no objection to this application.

[CB/26/00217/FULL](#)
(click for more details)

Two storey side/rear extension
9 Watervale, Houghton Regis, Dunstable, LU5 6FY

Comments: Members expressed concern as to whether the extension would be on amenity land which was intended to remain open aspect.

Houghton Regis Town Council raised no objection to this application.

[CB/25/03805/REG3](#)
(click for more details)

Demolition of outbuilding and erection of single story rear extension
12 Hillside, Houghton Regis, Dunstable, LU5 5HR

Comments: Members were provided with a copy of an email expressing the concerns of a resident in respect of this application.

Members addressed the following points:

- **Scale:** Members had no information to clarify whether the proposed development had been scaled back. While the extension was deep it was not high
- **Light access issues:** light access requirements should have been taken into consideration by the architect
- **Property access:** any disruption due to contracting works would be temporary

It was questioned whether the lack of a kitchen window contravened any regulations.

Houghton Regis Town Council raised no objection to this application.

[CB/25/04014/RM](#)
[\(click for more details\)](#)

Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks). Approval of all matters for the provision of a community centre hub (Use Class F2(b), on land in Houghton Regis, just off West Highland Drive, comprising of a modular pavilion, associated access arrangements, improved public realm, landscaping, drainage features and ancillary facilities
Land West of Bidwell (Houghton Regis North Site 2), Houghton Regis

Comments: Members noted that there were some technical matters to be addressed; however, it was acknowledged that this development had been anticipated for some time and was fully supported.

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/25/04022/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 2, 3, 5, 28 and 32 against planning permission ref. CB/21/03369/FULL Residential development of 57 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access
Hand Post Field north of Thorn Road Houghton Regis

[CB/25/04058/LDCP](#)
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Erection of a front porch
194 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JE

[CB/26/00142/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 16 against planning permission ref. CB/24/01505/RM (Reserved Matters: following Outline Application CB/12/03613/OUT(Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail),

A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.). Reserved matters for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions; 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise).) Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

[CB/26/00194/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 13 against planning permission ref. CB/25/02936/VOC (Variation of condition numbers 3, 16 and 17 of planning permission CB/23/03775/FULL (Erection of 6 residential dwellings with associated works) Variation reason (1) The road layout has been slightly modified to reduce the distance of parking bay for Plot 1 from the house (2) The site's sustainability strategy has been updated to include Air Source Heat Pumps (ASHP) (3) The internal layouts of the proposed houses have been revised (4) The window cill heights have also been adjusted to ensure compliance with building regulations The Bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS

[CB/26/00279/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 26, against planning permission ref. CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Phase 4, Parcels 7 and 8, Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/26/00175/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 20, against planning permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.)

Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13525 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority. They were recommended for approval:

[CB/25/03768/FULL](#)
[\(click for more details\)](#)

Hip to gable on roof and widening of rear dormer with roof lights on front roof slope
 4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

[CB/26/00024/FULL](#)
[\(click for more details\)](#)

Erection of a single storey rear extension
 56 Leaf Road, Houghton Regis, Dunstable, LU5 5JH

13526 REFERENCING FRAMEWORK RE: NEIGHBOURHOOD PLAN IMPLEMENTATION SUB-COMMITTEE

Members had been provided with a copy of the HRNP Referencing Table and the Neighbourhood Implementation Sub-Committee Policy Guide. These documents were

intended to assist Members when considering planning applications and to ensure decisions remained consistent with the Neighbourhood Plan.

Members agreed that this would be a useful tool when considering applications.

Resolved: To agree the use of the HRNP Referencing Table as a tool to support the formulation of comments for consideration by planning officers, ensuring that such comments are consistent with the policies of the Neighbourhood Plan.

13527 CB-2503400-RM - PARCELS 4 AND 5, AREA 4, HOUGHTON REGIS NORTH SITE 1, LAND ON THE NORTHERN EDGE OF HOUGHTON REGIS

Members were provided with a document from Central Bedfordshire Council advising of revisions in relation to outline application CB/12/03613/OUT.

Members stated that there had been no objections to the previous application and there were no objections to raise on this occasion.

Members requested that the recommendation be amended to read 'reserved matters CB/25/03400/RM'.

Resolved: To consider the revisions received from Central Bedfordshire Council in relation to reserved matters application CB/25/03400/RM and to consider comments for submission to Central Bedfordshire Council.

13528 CB-2502485-RM - PHASE 3B PARCELS 1 & 2, HOUGHTON REGIS NORTH SITE 1, LAND ON THE NORTHERN EDGE OF HOUGHTON REGIS

Members will find attached document from Central Bedfordshire Council advising of revisions that have been received in relation to outline application CB/12/03613/OUT.

Members stated that there had been no objections to the previous application and there were no objections to raise on this occasion.

Members requested that the recommendation be amended to read 'reserved matters CB/25/02485/RM'

Resolved: To consider the revisions received from Central Bedfordshire Council in relation to Reserved Matters application CB/25/02485/RM and to consider comments for submission to Central Bedfordshire Council.

13529 PLANNING APPLICATION SUBMITTED – PHASE ONE OF THE THORN COMMUNITY CENTRE

The project team had shared information, including the site location, outline plans, and artist impressions of this development.

Phase One aimed to open an initial community space for everyone to use and would include:

- a partly covered square for events and community activities
- a community garden with an outdoor kitchen
- an accessible toilet
- a cycle hub to support active travel

Some groundwork for **Phase Two**, which would deliver a larger community facility, would also take place during this phase.

13530 TRO-080 Lime Tree Drive and Hockett Way, Houghton Regis – Bus Gate and No Entry

Central Bedfordshire Council were engaged in a consulting process on the following scheme:

- TRO-080 Lime Tree Drive and Hockett Way, Houghton Regis – Bus Gate and No Entry

Members were in favour of this proposal which would help reduce congestion in the area.

Resolved: To submit comments to Central Bedfordshire Council relating to TRO-080 Lime Tree Drive and Hockett Way, Houghton Regis – Bus Gate and No Entry consultation.

The Chairman declared the meeting closed at 7.42pm

Dated this 9th day of March 2026

Chairman

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs Senior
Houghton Regis Town Council
Peel Street

Date 19 February 2026

Houghton Regis
LU5 5EY

Dear Mrs Senior,

Application No: CB/25/02246/FULL
Location: Whelans Farm, The Bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS
Proposal: Demolition of existing residential dwelling and redevelopment of land to create 25 affordable homes with parking and all ancillary works.

I have received amendments to this application in respect of the above property. Revised proposal including all plans and elevations, landscaping, arboricultural information, ecology/BNG, drainage, ground contamination, and sustainability.

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 05 March 2026.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 25/02246. Please provide any comments by no later than 05 March 2026.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Consultee comments will be published to our website as they are received.

Yours sincerely,

Fenella Hackney
Senior Planning Officer

Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 25/02246

Application quick search

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/25/02246/FULL (click for more details)

1 to 1 of 1 Results

You searched for: Application Number:

Please note these pages contain multiple entries, please select carefully.

For more details about each application please click on the relevant application number.

Please take care to choose the correct application type (ie FULL, LB, ADV).

Application Number: ***'Your case reference'* (click for more details)**

| | | | | | |
|------------------------|----------------------------|-------------------|---------|--------|----------------|
| Application registered | Consultation period | Awaiting decision | Decided | Appeal | Appeal decided |
|------------------------|----------------------------|-------------------|---------|--------|----------------|

5. Select "Consultation" from the right hand side.
6. Scroll down to Public Representations - Submit a Public Comment Online.

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs Senior
Houghton Regis Town Council
Peel Street
Houghton Regis
Beds
LU5 5EY

Date 12 February 2026

Dear Mrs Senior,

Application No: CB/25/03234/RM
Location: Parcels 7 & 8 in Area 4 at Linmere, Houghton Regis North, Dunstable
Proposal: Reserved Matters: following Outline Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Approval of access, appearance, landscaping, layout, scale for 236 dwellings and associated works

I have received amendments to this application in respect of the above property.

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 26 February 2026.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 25/03234. Please provide any comments by no later than 26 February 2026.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Consultee comments will be published to our website as they are received.

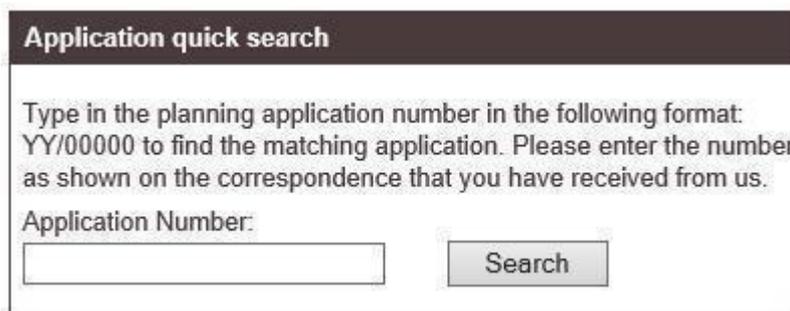
Yours sincerely,

Ben Borthwick

Principal Planning Officer

Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 25/03234

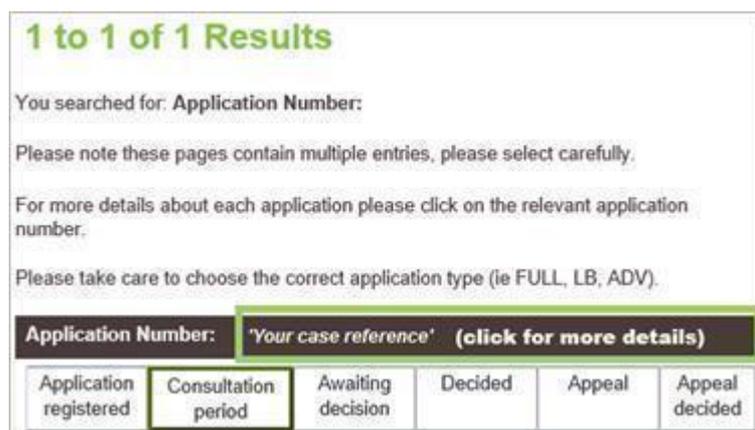


Application quick search

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/25/03234/RM (click for more details)



1 to 1 of 1 Results

You searched for: Application Number:

Please note these pages contain multiple entries, please select carefully.

For more details about each application please click on the relevant application number.

Please take care to choose the correct application type (ie FULL, LB, ADV).

Application Number: **'Your case reference' (click for more details)**

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|------------------------|----------------------------|-------------------|---------|--------|----------------|
| Application registered | Consultation period | Awaiting decision | Decided | Appeal | Appeal decided |
|------------------------|----------------------------|-------------------|---------|--------|----------------|

5. Select "Consultation" from the right hand side.
6. Scroll down to Public Representations - Submit a Public Comment Online.

To Head of Legal Services
 Central Bedfordshire Council
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Our Ref: DP9/DP9/UK01-2022282-00001/136733755 v4
 Your Ref: CB/25/01098/FUL

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3 February 2026

Dear Sir or Madam

Planning Application Ref: CB/25/01098/FUL for the erection of a battery energy storage system ("BESS") and associated infrastructure including access, drainage, landscaping and other incidental works relating to land off Luton Road and West of Chalton Sewage Treatment Works, Luton Road, Chalton ("the Site")

1. We refer to the above application heard at Committee on Wednesday 14th January 2026. The Committee resolved to grant planning permission, subject to referral to the Secretary of State and to completion of a section 106 Agreement.
2. We submitted detailed representations which evidenced that there is no need for the development. Those representations have not been understood by officers or the committee and/or have not been considered properly. Those representations have not been addressed in the committee report or in any update and were not the subject of any meaningful comment by the Planning Officer. The Council has failed to take into account material considerations in the determination of the application, has misunderstood and misapplied national and local planning policy, and reached an irrational decision. The resolution to grant planning permission is unlawful.
3. The Council appears to rely on a conclusion that there is a need for the battery storage development, which in turn appears to be based on passages contained in the NPPF and Local Plan Policy CC2 (Sustainable Energy Development) which support the development of renewable energy. The representations we submitted directly address that point and why there is no need for this development in this Green Belt location; there is already sufficient capacity to meet demand for battery storage in this region; and there are no very special circumstances for the development of this Green Belt land.
4. The Council has not come close to grappling with these fundamental issues. It relies on a general assertion of the need for renewable energy without considering the lack of need at a regional level for further battery storage. When asked about regional need at the Committee, the Planning Officer simply stated "*that there is a need for this type of facility. I don't have to hand specific details of need within this region.*" This shows that the planning officer had not considered the question of the lack of regional need at all, which is a startling omission given that the lack of a regional need

was very clearly set out in our correspondence and is a fundamental issue in the determination of this application.

5. Members of the Committee were clearly led to a misunderstanding of the position and concluded that national and local policy requires that planning permission should be granted either because the NPPF requires this (Councillor Wenham) or because an appeal would be successful (Councillor Clinch). The true position is that the analysis of need is incomplete, wholly inadequate and flawed, there is no need for the scheme, very special circumstances have not been demonstrated and the proposals do not comply with national or local policy.
6. In these circumstances, a decision to grant planning permission would be clearly unlawful and the application should be sent back to Committee to be determined in accordance with the law.
7. Please provide a response to this letter within 14 days of receipt.

Yours faithfully

Fieldfisher

CC: peter.vosper@centralbedfordshire.gov.uk
planning@centralbedfordshire.gov.uk
Members of Planning Committee (by email)
Ward Councillors(by email)
[Sorcha Buckingham chiltonpc@gmail.com](mailto:Sorcha.Buckingham@chiltonpc@gmail.com)
salma.kantharia@pathfinderlegal.co.uk
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legalservices-admin@centralbedfordshirecouncil.gov.uk

Chalton Parish Council
C/O Wych Elm,
Luton Road, Chalton,
Bedfordshire, LU4 9UG
19th February 2026

By email to: pcu@communities.gov.uk
National Planning Casework Unit
5 St. Philips Place
Colmore Row
Birmingham
B3 2PW

REQUEST FOR CALL-IN

CB/25/01098/FULL – 500MW Battery Energy Storage System
Land off Luton Road and West of Chalton Sewage Treatment Works, Chalton
Central Bedfordshire Council

Dear Sir or Madam,

We write to request your intervention regarding Central Bedfordshire Council's (CBC) approval of the above Planning Application concerning the construction of a 500MW Battery Energy Storage System (BESS) in Chalton parish, which would be connected to the Sundon National Grid substation. We respectfully submit that the decision made by the Council's Development Management Committee (DMC) on 14 January 2026 is fundamentally flawed, owing to incomplete, inaccurate, and materially misleading information presented at the meeting.

This representation sets out the reasons why we consider that the application raises issues of more than local importance and why the Secretary of State should issue a holding direction and call in the application for determination in light of its significant cumulative, environmental and national policy implications.

Information presented to the committee by the Planning Officer stated that the BESS would

1. Result in limited conflict with the Green Belt purpose of safeguarding the countryside from encroachment.
2. That in accordance with NPPF Paragraph 160 the proposal would result in wider environmental benefits associated with increased production of energy from renewable sources.
3. The site would be reverted to farmland after 40 years of use.
4. The BESS would not have an unacceptable adverse impact on the wider landscape and countryside.

In our considered opinion, the information presented to the Development Management Committee did not provide the full picture of the effect that this BESS would have on our rural community. It did not provide any information on the number of other similar planning applications from companies which already have an agreement to connect to the Sundon substation.

We have set out in Appendix A, a summary of the nine energy related facilities which have been granted planning permission, all of which require a connection to the Sundon substation.

Whilst each planning application should be treated individually on its own merits, this must not be to the exclusion of other similar planning applications located nearby.

In addition, it did not provide any information on, and indeed give any weight to the impact of the BESS on the electricity network infrastructure in the surrounding area.

Had this information been provided we believe that it would have shown that the chosen site was highly inappropriate and damaging to the promotion of a healthy community, all of which would have led the Management Committee to refuse the application.

Central Bedfordshire Renewables Capacity Study

In 2014 CBC commissioned LDA Design Ltd. (LDA) to produce a “Renewables Capacity Study for Central Bedfordshire” we have copied below a section of this study

“We have assumed that a proportionate contribution to the legally-binding national target for an 80% reduction in carbon emissions by 2050 would require a 40% reduction in local carbon emissions within the Development Strategy period, which is broadly in line with the UK’s 4th Carbon Budget. To achieve this would require around 713MW of renewable energy capacity, which is double the capacity in the business-as-usual scenario, or roughly equivalent to the lower estimate of total capacity for renewables in the area. Most of this scenario and the business-as-usual scenario could be achieved in theory without development in the AONB, Green Belt or on high grade agricultural land, although this would not necessarily have to be the case.”

Whilst we appreciate that this renewable energy capacity target has been superseded by subsequent developments in the past twelve years, it nevertheless provides the basis for a comparative analysis of the disastrous situation in which the tiny rural parish of Chalton now finds itself.

Although not all have as yet been constructed, CBC has granted planning permission for 940.5MW of renewable energy which would be built in Chalton parish. We have not included the small gas fuelled power station (already constructed on the northern edge of the parish) and the huge data centre (planned for the southern part of the parish). This renewable energy generation capacity far exceeds the amount that was calculated in 2014 to be required for the whole of Central Bedfordshire.

An overview of the whole of CBC shows the current renewable energy capacity (*REPD Q4 2025, HMQ*):

- BESS (operational, granted and submitted applications) 1,353.6MW (includes 500MW Chalton application)
- Solar (operational, granted, submitted and under construction) 289.33MW
- Other (wind, anaerobic biomass, and landfill gas) 73.83MW

This is a total of 1,716.76MW, which is 240% greater than the required capacity as calculated in 2014. It is also relevant to point out that of this total, for the whole of Central Bedfordshire, 54.8% lies within or is connected to the Sundon substation in Chalton parish; further, 66.5% of the BESS are in Chalton parish.

The earlier target has been surpassed by facilities that would be built in the area surrounding Chalton village and, on this basis, alone there is absolutely no requirement for the 500MW BESS.

Cumulative Impact and Substation Connexion

The cumulative impact on the area surrounding the substation has been ignored as the current planning regulations consider each application individually and in isolation.

The regulations also ignore the most basic of requirements, namely the requirement of obtaining a legal easement for the connecting cables.

As these factors consistently fail to be included in any discussions, we find ourselves, as a tiny rural parish, in the position where a number of facilities - although granted planning permission by CBC - find that they cannot be built until a legally agreed cable easement is in place

This impacts detrimentally on our parish. The Chalgrave Solar Farm first applied for planning permission in 2014, again in 2020 and, after that permission expired, once again in 2022. Although they have made an attempt at improving the entrance to the site, it is doubtful if this would meet the requirements of sections 56(1) and 56(4) of the 1990 planning act which requires a material operation to have commenced.

We are now faced with an applicant that wishes to build the 500MW BESS (to which we are objecting) having to horizontally drill for several hundred metres under the adjacent Anglian Water treatment plant's deep-water settling ponds in order to gain access to the Sundon substation. This matter of great concern was neither raised nor discussed at the DMC meeting.

Inappropriate Development – Landscape Harm in the Green Belt

The DMC were led to believe that the 500MW BESS would result in limited conflict with the Green Belt purpose of safeguarding the countryside from encroachment due to the coalescence of settlements and would not have an unacceptable adverse impact on the wider landscape and countryside.

The Chalgrave Solar Farm and the 500MW BESS which would be located in fields immediately adjacent to each other would cover a combined area of 75.25 hectares (186 acres), equivalent to 105 football pitches, and accordingly must be considered as a single industrial complex and not two smaller individual sites.

Chalton and Toddington villages, which sit on escarpments to the north and south, overlook these fields, with currently panoramic farmland vistas over an undulating landscape where there are a number of ancient routeways, now managed and promoted PROWs.

It is abundantly clear that the proposed development (industrial, in nature and scale), of such a large area would have an unacceptable adverse impact on the wider landscape and countryside.

Its loss would be a major failure in both the NPPF's and CBC's policy and principle to protect such farmland and landscape.

Land Recovery

Advice given to the DMC stated that the proposal was inappropriate development and therefore harmful to the Green Belt. It also identified that the loss of grade 2 and 3a (described by the Agricultural Land Classification as the Best and Most Versatile – (suitable for growing a wide range of high-yield crops) agricultural land was harmful. The advice concluded, however, that these were reversible and as such the benefits associated with increased production of energy from renewable

sources carried significant weight amounting to very special circumstances. That advice failed to explain how removing heavy construction infrastructure and importing topsoil could, or even would, restore that quality of potential agricultural usage; that is, the question of whether reversibility is possible was neither asked nor answered.

It is we believe plain for all to see when the size, type and scale of equipment are considered - together with the scope of civil works required for installation - that reversibility is not possible and that the harm to the high-quality agricultural land will be permanent.

The site will require grading before the installation of 592 batteries. Each battery (that will likely have to be replaced every 10-12 years, and for which the logistical and associated environmental impacts, including battery recycling, were not considered at the DMC) will require a reinforced concrete foundation which must carry the static weight of the battery together with the dynamic loads from vibration and wind. Each base must be stable, sufficient to prevent differential settlement and to ensure the structural integrity of the entire system. Some foundations depending upon the nature of the subsoil could require piling. As this land is low lying the potential for piling, with its likely impact on nearby structures (national grid electricity pylons, farm and domestic buildings) and surface water penetration, is a possibility.

Large transformers, particularly those filled with oil, will require a stable and vibration-free base. They will additionally require a bund embankment to prevent oil spillage in the event of a leakage, plus a soak pit to ensure the safe disposal of transformer oil and contaminated rain and run-off waters.

Any concreted cable ducts between equipment will require similar contamination prevention provision.

The site will be generally covered with either a ballast or coarse stone that will be used to support maintenance access and which must be kept weed free - presumably, unless a long-lasting geo-membrane is employed, by at least annual herbicides.

All this industrial construction development together with other associated civil works, security fencing, and lighting will require to be removed if the land is to be reinstated to any form of agricultural usage.

It will also be necessary to remove any contaminated soil and loose-surface materials.

Topsoil of a quality similar to that which was removed will be required to be brought from offsite to reinstate the site. However, given the considerable time required for high-quality soils to naturally develop, it is exceedingly unlikely that the restored farmland will be equivalent to the previously destroyed grade 2 and 3a Best and Most Versatile category.

No mention has been made on who, or what body, will bear the cost of this highly expensive remediation work, and until this is done, potentially the site could be left contaminated, derelict and unsightly.

The great weight that was given to the reversibility of this development (as a proposed 'temporary' use of 40 years), together with the conclusion that the loss of high-quality farmland would not therefore be permanent, gave the impression that the energy stored in the BESS was sufficient to create the very special and exceptional circumstances required for permitted construction in the Green Belt.

Infrastructure Constraints and Procedural Failures

In being advised only on the above aspects of the planning application and relying on the impression that there is a need for such energy storage facilities CBC lamentably failed to consider the wider and considerable impact of the numerous other carbon-reduction energy developments already constructed as well as those for which it has previously granted purported special and exceptional planning permission.

When these and the other factors we have previously mentioned are taken into account it becomes patently clear that there is no proven need for a battery storage facility to be constructed in the Green Belt in this location. It must also be remembered that this facility is not being built simply to store energy but to play a significant part in the arbitrage of energy unit pricing.

When questioned at the DMC, CBC's officers were unable to provide any evidence of regional need, despite this matter being raised in previously submitted written representations. There was also given the misleading general assertion that the NPPF requires that planning permission should be granted and that any appeal against a planning refusal would succeed.

We have set out in this letter the current status of carbon-energy reduction related facilities in Central Bedfordshire, and particularly those which connect to the Sundon substation in Chalton parish. They clearly show that there is no need for this BESS and that Chalton parish, and especially the village, would be seriously adversely affected by this development.

Officers were unable to provide evidence of regional storage need, policy justification, or national policy requirements that would mandate approval.

A decision made in these circumstances and without all the relevant information being provided can only be considered deeply flawed.

Request for Intervention

Given the scale of the proposal, its Green Belt location, the cumulative concentration of grid-connected energy infrastructure, and the national policy issues engaged, we respectfully request that the Secretary of State:

1. Issue a holding direction preventing the grant of planning permission; and
2. Call in the application for determination.

Yours faithfully,

Sorcha Buckingham

Parish Clerk Chalton Parish Council

Email: clerk@chalton-pc.gov.uk Tel: 07939 419377

Appendix A

A SUMMARY OF MAIN POWER CONNECTIONS WHOLLY AND OR PARTIALLY IN CHALTON PARISH TO THE SUNDON SUBSTATION

1. 17/03220/FULL Gas fuelled power station capacity 21.5MW
2. 18/01795/FULL Chapel Farm BESS Capacity 50MW
3. 19/00200/FULL BESS Capacity 50MW
4. 21/02107/FULL, 21/02829/FULL BESS Capacity 50MW
5. 22/04302/FULL Chalgrave Manor Solar Farm 45 Ha Green Belt capacity 40MW
6. 24/03164/FULL Data Centre 50MW (Note this is power usage not generation)
7. 24/00414/FULL BESS Capacity 250MW
8. 25/01877/FULL Micro BESS Capacity 0.5MW
9. 25/01908/FULL BESS Capacity 500MW

There are in addition solar farms in the nearby parishes of Tebworth, Eggington and Hockliffe with a combined power output of 91MW